


MARY LOUISE NICHOLSON
COUNTY CLERK

PROPERTY OWNERS' ASSOCIATION 4th AMENDED MANAGEMENT CERTIFICATE FOR
THE SHORE BREEZE HOMEOWNERS' ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Tarrant §

1. Name of Subdivision: Shore Breeze
2. Subdivision Location: Arlington, Texas
3. Name of Homeowners Association: The Shore Breeze Homeowners' Association, Inc.
4. Recording Data for Association: The plat is filed at the county in Cabinet A, Slide 6193
5. Recording Data for Declaration: The Declaration, Correction to the Declaration and 1st Amendment to the Declaration are filed under Doc# 8174607436, page 17-21
6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners association:

The Collection Policy adopted on January 19, 2013, filed on 3/26/2009 under Document No. D209081116

The following are filed under Document No. D213273842:

- The Bylaws
- Articles of Incorporation: The Certificate of Incorporation was filed with the Secretary of state of Texas on 3/27/2002
- Resolutions signed 10.15.2013:
 - Collection Policy
 - Violation Policy
 - Record Retention Policy
 - Records Inspection Policy
 - Payment Plan Policy
 - Email Registration Policy
 - Membership Voting Policy
 - Guidelines for Drought Resistant Landscaping and Natural Turf

- Conflict of Interest Policy
- Guidelines for Flag Display
- Religious Items Display Guidelines
- Solar Energy Device Guidelines
- Roofing Material Guidelines
- Rainwater Collection Guidelines
- Application of Payments Policy

Update Mailing Address and Contact Information filed under Document No. D218209123

Update Mailing Address and Contact Information as filed under Document No. D220014075

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
 17319 San Pedro Ave, #318
 San Antonio, TX 78232
 contact@spectrumam.com
 210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR

CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

The Shore Breeze Homeowners' Association, Inc.

By: [Signature]
Shelby Schilleci (of Spectrum Association Management), Managing Agent

State of Texas §

County of Bexar §

This instrument was acknowledged and signed before me on 27
October, 2021 by Shelby Schilleci, representative of Spectrum Association

Management, the Managing Agent of The Shore Breeze Homeowners' Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232

